

24 Medway Drive, Horwich, Bolton, BL6 6BZ



## Offers In The Region Of £315,000

Well presented two bedroom bungalow, located in a quiet and very popular residential location. Close to all local amenities, shops, and easy access to country walks and transport links. This property benefits from double glazing, gas central heating, block paved driveway, garage, garden room and garden to rear with patio seating area lawn and mature planting. Viewing is highly recommended to appreciate the condition, location and all that is on offer.

- Bungalow
- Off Road Parking
- Beautiful rear garden
- Gas Central Heating
- Council Tax Band C
- Two Bedroom
- Garage.
- Garden Room
- Double Glazing
- EPC Rating D





Well presented two bedroom bungalow in excellent condition. Located in a quiet and very popular location, close to local shops, amenities, easy access to country walks and transport links. This property comprises:- Entrance, lounge, kitchen diner, garden room, two bedrooms and a family bathroom, garage with power and lighting. The property benefits from double glazing, gas central heating, off road parking, patio seating area, garden, garden shed and further seating area. Viewing is highly recommended to appreciate the condition, location and all this home has to offer.

### Entrance

UPVC opaque double glazed window to front to side, radiator,

### Lounge 11'7" x 16'1" (3.53m x 4.91m)

UPVC double glazed window to front, coal effect electric fire set in feature wooden surround, double radiator:

### Kitchen/Dining Room 17'6" x 9'5" (5.34m x 2.87m)

Newly fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl composite sink with single drainer and mixer tap, built-in integrated fridge/freezer, plumbing for automatic washing machine, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, uPVC double glazed entrance double door to rear:

### Garden Room 9'5" x 8'11" (2.87m x 2.73m)

Two uPVC double glazed windows to side, uPVC double glazed window to rear, window to front, radiator, uPVC double glazed entrance door to side:

### Garage

Attached single garage with power and light connected, metal up and over door.

### Bedroom 1 12'4" x 12'6" (3.75m x 3.80m)

UPVC double glazed window to rear, fitted double wardrobe(s) with hanging rail, shelving, overhead storage and drawers, cupboard, radiator, two double doors,

### Bedroom 2 8'9" x 9'3" (2.66m x 2.83m)

UPVC double glazed window to side, radiator,;

### Bathroom

Three piece suite comprising vanity wash hand basin in vanity unit with drawers and mixer tap, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to side, heated towel rail.



## Landing

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## Outside Front

Block paved driveway.

## Outside Rear

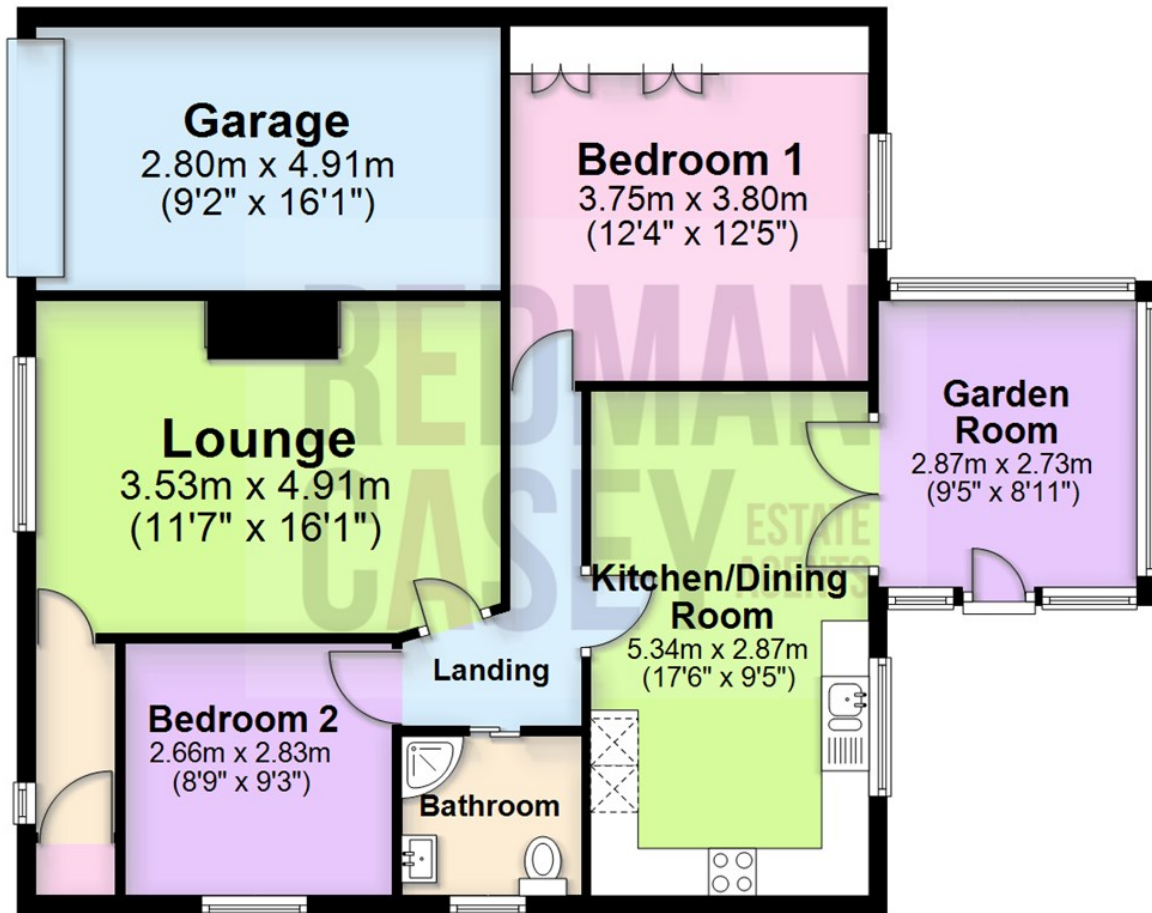
Enclosed rear garden, with patio seating area mature planting lawn area with garden seating.





## Ground Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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